



BLIGHTED PROPERTY REVIEW COMMITTEE

**CERTIFICATION HEARING
THURSDAY, NOVEMBER 18, 2010
COUNCIL CHAMBERS at 6:00 p.m.
AGENDA**

**All parties wishing to testify must register on
the Sign In Sheet before the hearing begins.**

I. Call to Order

6:00p.m.

II. Purpose

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #65-2006 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following nine conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on your property to determine whether it, in fact, meets the definition of blight.

As described in the Ordinance, if your property is determined to be blighted, the BPRC will issue an Order in which you will be granted 60 days to rehabilitate the property, correct/remove the cause of blight determination, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. If you fail to comply with the BPRC Order and do not request a hearing, or if after a requested hearing and adverse final Order without an appeal, or after other adverse final appeal determination, the property will then be certified to the Redevelopment Authority of the City of Reading (Authority) for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain.

III. Certification Hearing

A. 217 North 2nd Street, owned by Octavio R Lopez-Ventura, of 514 W 211th St Apt 2A New York, NY 10034, purchased December 2007

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 217 North 2nd Street as a blighted property or to remove it from the target list.

B. 116 N 3rd Street, Owned by Wellington Salinas, 836 Redwood Avenue, Reading PA 19606, purchased in March 2010

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 116 North 3rd Street as a blighted property or to remove it from the target list.

C. 243 North 4th Street, owned by Lobos Four, LLA, aka Ben Epstein, 145 SE 15th St, Brooklyn NY 11230, purchased in November 2005

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 243 North 4th Street as a blighted property or to remove it from the target list.

D. 517 North 4th Street, owned by Olga Sovgyra, 200 84th Street Apt 604 Brooklyn NY 11214, purchased in April 2008

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 517 North 4th Street as a blighted property or to remove it from the target list.

E. 1237 Buttonwood Street, owned by Harry Stouffer, of PO Box 70 Cressona PA 17929, purchased in Nov 2007

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 1237 Buttonwood Street as a blighted property or to remove it from the target list.

F. 161 Clymer Street, owned by J & B Investments aka Jill and Robert Savory, PO Box 553 Douglassville PA 19518, purchased in April 2007

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 161 Clymer Street as a blighted property or to remove it from the target list.

G. 146 Elm Street , owned by Samuel Sanchez, 520 Schuylkill Avenue, purchased in May 2010

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 146 Elm Street as a blighted property or to remove it from the target list.

H. 153 Elm Street , owned by Carl Pearson, of 4432 Somerton PA 19053, purchased in April 2007

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 153 Elm Street as a blighted property or to remove it from the target list.

I. 305 Locust Street, owned by Mireya Pagan, of 70 E 166th St Apt 5F Bronx NY 10456, purchased in November 2008

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**

Due to the findings from City staff, the Chair will request a motion to certify 305 Locust Street as a blighted property or to remove it from the target list.